

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 1, 2022
HR-2023-002561
2521 HARRIS BOULEVARD

PROPOSAL

Construct a two-story house and detached garage.

PROJECT SPECIFICATIONS

The proposed new house is two stories in height, clad in stucco, and capped by a compound hipped and asymmetrical gabled roof clad in standing seam metal. The garage is located at the front of the lot and has a side entrance and asymmetrical gabled roof to match the main house. The arched entryway shelters fully-glazed multilight double doors beneath a small balcony with a shed roof. Secondary elevations include multilight casement windows of varying configurations.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Residential new construction

1. Location

The proposed garage is set back 25' from the front of the property, while the main house is set back approximately 50'. The proposed garage is not sited in a way that follows the historic location and setback patterns of the district.

2. Orientation

The proposed house's orientation is consistent with others on the block, but the side-loading garage is not consistent with other garages in the district.

3. Scale, massing, and height

The proposed building is somewhat compatible, as it utilizes stepdowns and wall-plane offsets to break up its two-story height; however, the accessory building is not subordinate.

4. Proportions

The main building's proportions appear mostly compatible with nearby contributing buildings.

5. Design and style

The proposed main building appears appropriately differentiated from and compatible with surrounding buildings; its Tudor-inspired design elements appear to reflect the style of nearby contributing buildings.

6. Roofs

The proposed roof is mostly compatible, though a shingled roof would blend better with the surrounding district.

7. Exterior walls

Proposed primary and secondary wall materials appear compatible.

8. Windows and doors

Street-facing facades appear to have similar window and door opening patterns as nearby contributing buildings, though the double entry door does not appear on contributing buildings in the district.

10. Chimneys

The proposed building's chimney is not a boxed chimney,

11. Attached garages and carports

The proposed garage, attached by a breezeway, does not match the predominant garage location and orientation found on the block's contributing properties.

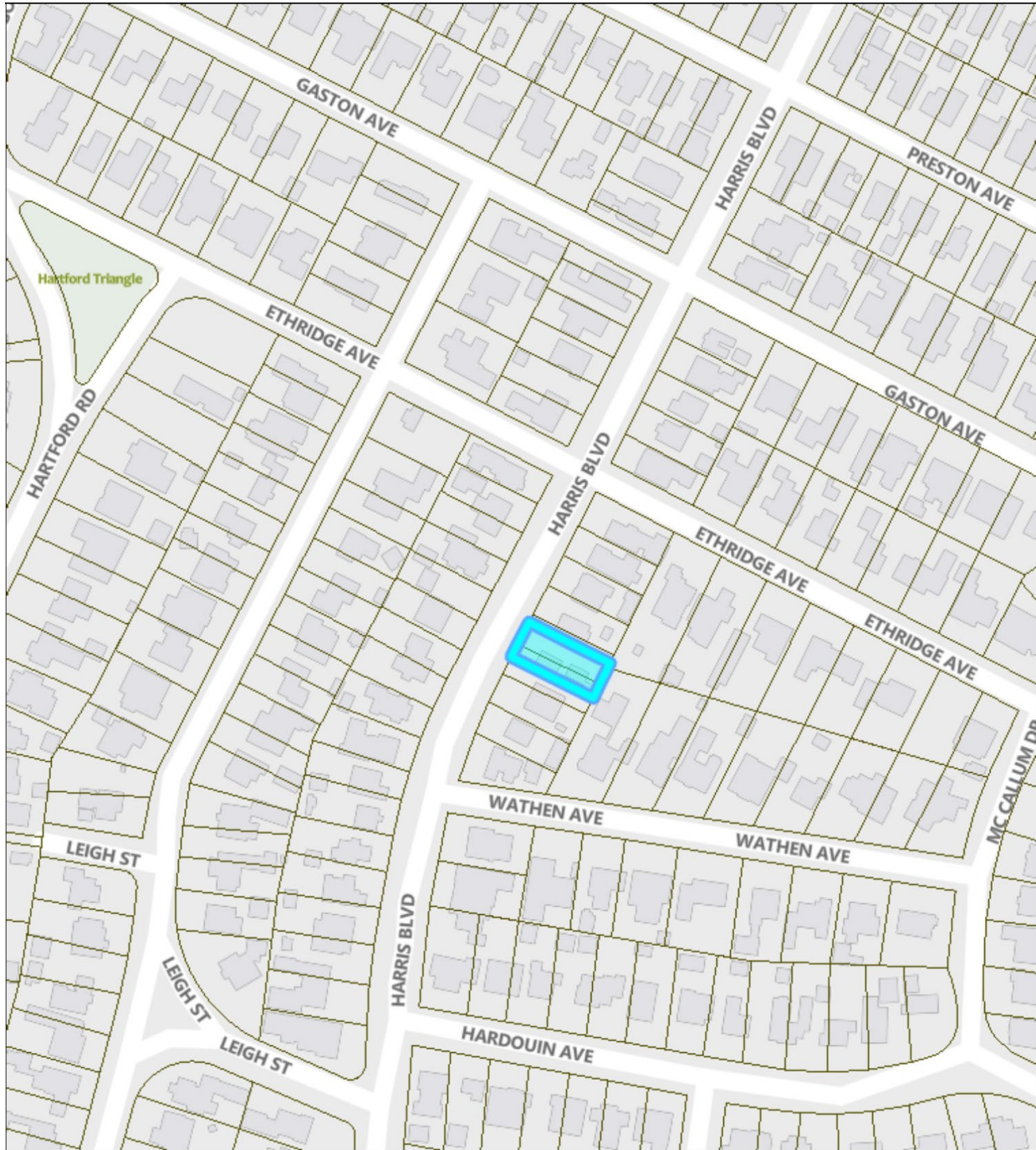
Summary

The primary building meets most of the applicable standards, but the garage does not.

STAFF RECOMMENDATION

Comment on the new construction plans.

LOCATION MAP



Lot Lines
Lot Line

2/15/2023

HR 23-002561

2521 HARRIS BLVD.



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